

The Old School House in Poursac is for sale.

EXCLUSIVE

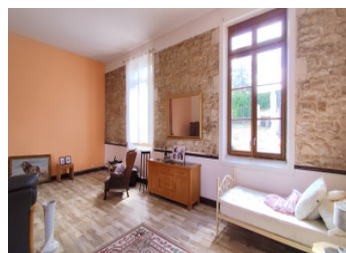
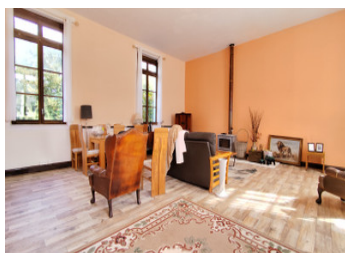


## INFORMATION

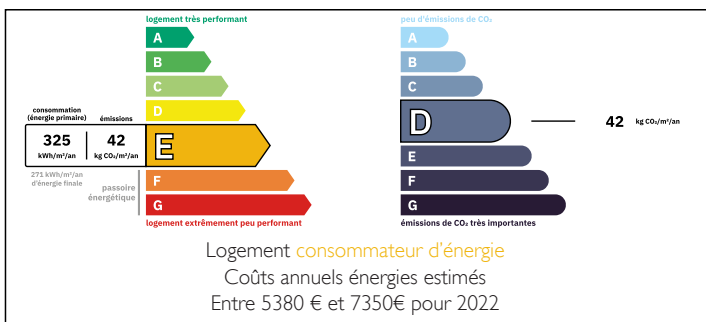
Town:	Poursac
Department:	Charente
Bed:	6
Bath:	4
Floor:	229 m2
Plot Size:	3770 m2

## IN BRIEF

This charming detached 6-bedroom property is located in a peaceful village and benefits from double glazed wood frame windows, a wood burning fire in the lounge and gas fired central heating. Near to the picturesque villages of Verteuil sur Charente and Nanteuil in vallee and 10km from the larger town of Ruffec with all amenities.

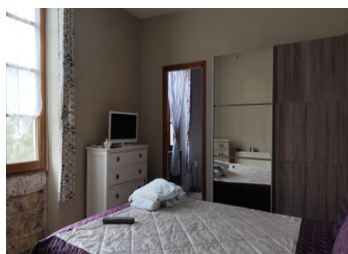
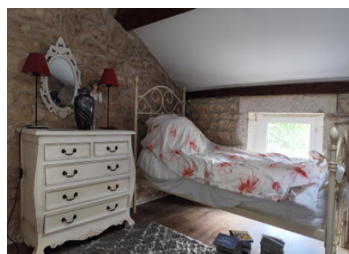
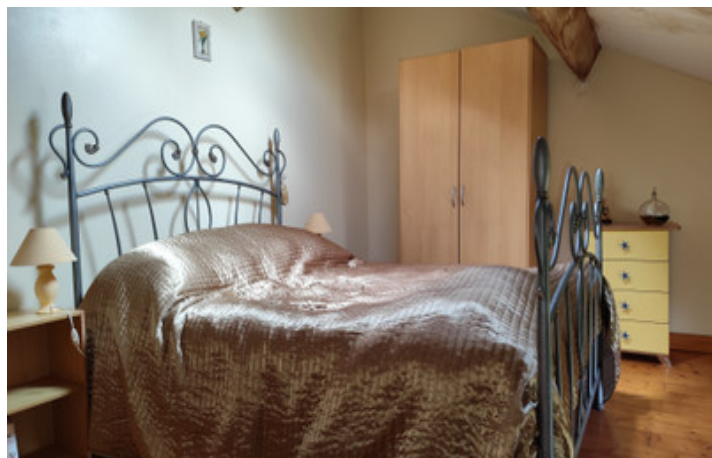


## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The property Comprises of :

On the ground floor –

Entrance Hall: Door to front courtyard. Tiled floor. Radiator and stairs leading to the first floor.

Cloakroom: Tiled floor. WC. Hand basin.

Laundry room: 9.5m2 Plumbed for washing machine and houses the gas central heating boiler.

Kitchen: 48m Fitted kitchen with peninsular work surface, dividing the kitchen from sitting area. Window to the front courtyard and another overlooking rear garden. Tiled floor.

Lounge: 62m2 With 2 windows to the front and 2 windows to the rear garden. High quality flooring. Fireplace with wood-burning fire.

On the First Floor –

Bedroom 1, 12m2 Wood effect flooring. Radiator. Window to front courtyard.

Bedroom 2, 20m2 (Master bedroom) Wood effect flooring. Radiator. En-suite bathroom. Window to rear garden.

Bedroom 3, 11m2 Window to front courtyard. Wood effect flooring. Exposed stone walls.

Bedroom 4, 10m2 Window to front courtyard. Wood effect flooring.

Shower room, 8m2 Italian shower, vaulted ceiling with Velux window.

On the second floor :

Bedroom 4, 20m2 including en-suite shower room with vaulted ceiling and Velux window (Vaulted ceiling limiting head room).

## LOCAL TAXES

Taxe habitation: EUR

## NOTES